

**LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS**

200 W. Washington, Suite 301
Indianapolis, IN 46204
(317) 233-0696
<http://www.in.gov/legislative>

FISCAL IMPACT STATEMENT

LS 7559

BILL NUMBER: HB 1470

NOTE PREPARED: Feb 23, 2007

BILL AMENDED: Feb 23, 2007

SUBJECT: Sales Tax Increment Financing.

FIRST AUTHOR: Rep. Reske

FIRST SPONSOR:

BILL STATUS: 2nd Reading - 1st House

FUNDS AFFECTED: ☒ **GENERAL**
☒ **DEDICATED**
☐ **FEDERAL**

IMPACT: State & Local

Summary of Legislation: (Amended) This bill provides that a redevelopment commission outside of Marion County may establish a Sales Tax Increment Financing area (STIF) to capture 25% of the Sales and Use Taxes remitted by businesses that begin operating in the STIF after the STIF is established. The bill provides that the body acting as a redevelopment commission in Marion County may establish a STIF to capture 50% of the Sales and Use Taxes remitted by businesses that begin operating in the STIF after the STIF is established. The bill also provides that the Sales and Use Taxes captured in a STIF may be used to make beneficial improvements that would not otherwise be made as a result of regulatory processes or the ordinary operations of private enterprise. The bill provides that every occupant of a STIF established outside of Marion County must be a retail merchant. The bill also provides that a STIF established outside of Marion County must terminate not later than 20 years after a Sales Tax increment is first distributed to the redevelopment commission that established the STIF. This bill provides that a STIF established in Marion County must terminate not later than 30 years after the resolution establishing the STIF is adopted.

Effective Date: July 1, 2007.

Explanation of State Expenditures: (Revised) This bill will increase the administrative costs of the Department of State Revenue (DOR). The bill requires the DOR to calculate the gross retail incremental amount (defined in the bill) for each STIF area established. The impact of this provision will ultimately depend upon the number of STIF areas established. It is estimated that this provision can be implemented by the DOR through the use of existing staff and resources.

This bill will also increase the administrative costs of the Treasurer of State (Treasurer) by requiring the Treasurer to deposit Sales Tax captured in a STIF area in an Incremental Tax Financing (ITF) Fund for that

particular area. It is estimated that this provision could be implemented through the use of staff and resources currently available to the Treasurer. The funds are then distributed to the redevelopment commission that established the STIF area for deposit in the local unit's Sales Tax Increment Financing (STIF) Fund.

(Revised) This bill will also increase the administrative costs of the state Budget Agency and Budget Committee by requiring that before implementing a STIF plan under this bill, the local redevelopment commission must be reviewed by the Committee and approved of the SBA. This provision does not apply to a STIF plan adopted under this bill by the Marion County redevelopment commission. It is estimated the Committee and the SBA could implement this review and approval process through the use of existing staff and resources. The bill does provide that if the SBA does not approve the plan within 120 days, the plan is automatically approved.

Explanation of State Revenues: This bill will cause an indeterminable decrease in Sales Tax collections deposited in all the funds in the current Sales Tax distribution formula. Sales Tax collections are currently deposited in the Property Tax Replacement Fund (50%), the state General Fund (49.192%), the Public Mass Transportation Fund (0.635%), the Commuter Rail Service Fund (0.140%), and the Industrial Rail Service Fund (0.033%). The revenue that would have been deposited in these funds will be deposited in an ITF Fund established for each STIF area created under this bill.

(Revised) This bill allows a local redevelopment commission (outside Marion County) to establish a STIF area and capture 25% of the Sales Tax remitted by businesses that begin operating in the STIF area after the STIF area is established. Therefore, the amount of Sales Tax that is shifted from the current distribution formula to local ITF Funds will ultimately depend upon the number of STIF areas established. The funds captured in a STIF area are distributed by the Treasurer to the redevelopment commission that established the STIF area, and are required to be deposited in the local unit's STIF Fund. The Marion County redevelopment commission is entitled to establish a STIF area and capture 50% of the Sales Tax remitted by businesses that begin operating in the STIF area after the STIF area is established.

Explanation of Local Expenditures: If a local redevelopment commission decides to create a STIF area, there will be an increase in administrative cost to the commission. It is anticipated that a commission could implement a STIF area through the use of existing staff and resources.

Explanation of Local Revenues: All money captured in a STIF area established under this bill is required to be deposited in a local ITF Fund established for that particular STIF area. The bill then requires that the funds be distributed to the redevelopment commission that established the STIF area, and are then required to be deposited in the local unit's STIF Fund.

Background: These provisions apply to all local units.

The bill allows a STIF area to be established to provide funding for the purpose of making improvements to the area. Improvements are defined in the bill as the construction, reconstruction, or repair of public ways, sidewalks, sewers, drains, fences, or buildings, and all other things that would enhance the value of real property and make it more suitable for industrial, commercial, retail, or recreational use.

The bill requires that the redevelopment commission pass a resolution establishing the STIF area, and declaring that the plan of improvements to the proposed STIF area will be of public utility and benefit.

The bill provides that a STIF area may compromise all or part of 1 or more of the following geographic areas

within the redevelopment district:

- (1) A circular area having a radius of 1/4 mile centered on a highway interchange, at least 1 highway of which is an interstate highway.
- (2) An area extending outward from the perimeter of an airport for 2,500 feet.
- (3) An area extending for 500 feet on each side of the center line of 1 or more of the following systems:
 - (A) Recreational trails.
 - (B) Commuter rail lines.
- (4) A circular area having a radius of 100 feet centered on a public or private bus stop.
- (5) A parcel that includes any part of an area described in subdivisions (1) through (4).

State Agencies Affected: Department of State Revenue; Treasurer of State.

Local Agencies Affected: Local redevelopment commissions.

Information Sources:

Fiscal Analyst: Adam Brown, 317-232-9854.